

RECEIVED THE COPY. IF THE VENDOR FAILS TO DELIVER THE COPY WITHIN 15 DAYS, THE CONTRACT SIGNED BY THE PURCHASER IS VOID AT HIS OPTION, AND THE VENDOR, [[IMMEDIATLEY]] IMMEDIATELY, ON DEMAND, SHALL REFUND TO THE PURCHASER ALL PAYMENTS AND DEPOSITS THAT HAVE BEEN MADE.

(C) RECEIPT.

THE RECEIPT FOR THE DELIVERY OF A COPY OF A CONTRACT SHALL BE PRINTED IN 12-POINT BOLD TYPE OR LARGER, TYPEWRITTEN OR WRITTEN IN LEGIBLE HANDWRITING. IF CONTAINED IN THE CONTRACT, THE RECEIPT SHALL BE PRINTED, TYPEWRITTEN, OR WRITTEN IMMEDIATELY BELOW THE SIGNATURE ON THE CONTRACT AND SHALL BE SIGNED SEPARATELY.

(D) RIGHT OF PURCHASER TO CANCEL AND RECEIVE REFUND UNTIL COPY OF INSTRUMENT IS GIVEN HIM.

UNTIL THE PURCHASER SIGNS A LAND INSTALLMENT CONTRACT AND RECEIVES A COPY SIGNED BY THE VENDOR, THE PURCHASER HAS AN UNCONDITIONAL RIGHT TO CANCEL THE CONTRACT AND TO RECEIVE IMMEDIATE REFUND OF ALL PAYMENTS AND DEPOSITS MADE ON ACCOUNT OF OR IN CONTEMPLATION OF THE CONTRACT. A REQUEST FOR A REFUND OPERATES TO CANCEL THE CONTRACT.

(E) VENDOR TO GIVE PURCHASER RECEIPT FOR PAYMENT OR DEPOSIT.

WHEN ANY PAYMENT OR DEPOSIT IS ACCEPTED BY THE VENDOR FROM A PURCHASER, BEFORE THE PURCHASER SIGNS A LAND INSTALLMENT CONTRACT AND RECEIVES A COPY, THE VENDOR IMMEDIATELY SHALL DELIVER TO HIM A RECEIPT, WHICH CLEARLY STATES IN 12-POINT TYPE OR LARGER, IN TYPEWRITING OR IN LEGIBLE HANDWRITING, HIS RIGHTS UNDER SUBSECTION(D).

(F) VENDOR TO RECORD CONTRACT.

WITHIN 15 DAYS AFTER THE CONTRACT IS SIGNED BY BOTH THE VENDOR AND PURCHASER, THE VENDOR SHALL CAUSE THE CONTRACT TO BE RECORDED AMONG THE LAND RECORDS OF THE COUNTY WHERE THE PROPERTY LIES AND SHALL MAIL THE RECORDER'S RECEIPT TO THE PURCHASER. THIS DUTY OF RECORDATION AND MAILING OF RECEIPT SHALL BE WRITTEN CLEARLY OR PRINTED ON THE CONTRACT. FAILURE TO DO SO, OR TO RECORD AS REQUIRED UNDER THIS SECTION WITHIN THE TIME STIPULATED, GIVES THE PURCHASER THE UNCONDITIONAL RIGHT TO CANCEL THE CONTRACT AND TO RECEIVE IMMEDIATE REFUND OF ALL PAYMENTS AND DEPOSITS MADE ON ACCOUNT OF OR IN CONTEMPLATION OF THE CONTRACT.

REVISOR'S NOTE: This section presently appears as Art. 21, §10-102 of the Code. Present subsection (b) is divided into two subsections